



City of Carmel

Carmel/Clay Board of Zoning Appeals Continuation of May 28, 2002, Regular Meeting June 6, 2002

Time: 7:00 P.M.
Place: Council Chambers
Second Floor
Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (7:00 p.m.)
- B. Pledge of Allegiance
- C.
- D. Roll Call
- E. Declaration of Quorum
- F. Approval of Minutes of Previous Meeting
- G.
- H. Communications, Bills, and Expenditures
- I. Reports, Announcements, Legal Counsel Report and Staff Concerns:

J. Public Hearing:

1j. WTF - Sprint Spectrum (A-97-01)

Appellant (an Interested Party) wishes to appeal the decision of the Director regarding the collocation of a WTF antenna on an existing private radio tower.

The site is located at 1388 Queen's Way. The site is zoned S-1/Residence – Very Low Density.

Filed by J. Taggart Birge of Bose McKinney & Evans for Richard Deer.

2j. *This Item was WITHDRAWN at the May 28, 2002, meeting of the Board.*

Smokey Ridge, Section 3, Lot 63 (V-17-02)

Petitioner seeks approval of a Developmental Standards Variance of *Section 25.9: Drainage* in order to allow a swimming pool to encroach three (3) feet into a platted Drainage Easement.

The site is located at 13719 Smokey Ridge Overlook. The site is zoned R-1/Residence.

Filed by Marjorie A. Mikels of Pools of Fun for Thomas A. & Melinda Endicott.

3-4j. ***TABLED to the July 22, 2002, agenda at Petitioner's request.***

Lakes at Hazel Dell, Section 1, Common Area 4a (V-18-02; V-19-02)

Petitioner seeks approval of the following Developmental Standards Variances:

V-18-02 §25.7.02-1(b): *Number & Type*

2 Subdivision Signs

V-19-02 §25.7.02-1(b): *Number & Type*

unmatched Subdivision Signs

The site is located on the southwest corner of West Dellfield Boulevard and Hazel Dell Parkway. The site is zoned S-1/Residence - Low Density.

Filed by Joseph M. Scimia of Baker & Daniels for Drees Homes.

5-6j. ***TABLED to the July 22, 2002, agenda at Petitioner's request.***

Lakes at Hazel Dell, Section 1, Common Area 6 (V-20-02; V-21-02)

Petitioner seeks approval of the following Developmental Standards Variances:

V-20-02 §25.7.02-1(b): *Number & Type*

2 Subdivision Signs

V-21-02 §25.7.02-1(b): *Number & Type*

unmatched Subdivision Signs

The site is located on the northeast corner of East Dellfield Boulevard and Hazel Dell Parkway. The site is zoned S-1/Residence - Low Density.

Filed by Joseph M. Scimia of Baker & Daniels for Drees Homes.

7j. **St. Peter's United Church of Christ (V-28-02)**

Petitioner seeks approval of a Developmental Standards Variance of *Section 27.3.2* in order to forego the installation of perimeter parking lot curbing.

The site is located at 3106 East Carmel Drive. The site is zoned R-1/Residence within the State Highway 431/Keystone Avenue Overlay Zone.

Filed by David R. Barnes of Weihe Engineering for St. Peter's United Church of Christ.

8j. **Carmel/Clay Schools - Orchard Park, Lot 78 and Block B - Orchard Park Elementary (V-29-02)**

Petitioner seeks approval of a Developmental Standards Variance of *Section 25.7.02-5: Institutional Uses; (b): Number & Type* in order to establish two (2) Institutional Signs.

The site is located at 10404 Orchard Park South Drive. The site is zoned R-1/Residence.

Filed by Chris Hinkle of Paul I. Cripe, Inc. for the Carmel/Clay School Corporation.

9-10j. **Carmel/Clay Schools - Towne Meadow Elementary (V-30-02; V-31-02)**

Petitioner seeks approval of the following Developmental Standards Variances:

V-30-02 §25.7.01-2 22.22-square-foot traffic directional sign #1

V-31-02 §25.7.01-2 22.22-square-foot traffic directional sign #2

The site is located at 10850 Towne Road. The site is zoned S-1/Residence - Very Low Density.

Filed by Chris Hinkle of Paul I. Cripe, Inc. for the Carmel/Clay School Corporation.

11-15j. Carmel/Clay Schools - Cherry Tree Elementary (V-32-02; V-33-02; V-34-02; V-35-02; V-36-02)

Petitioner seeks approval of the following Developmental Standards Variances:

<i>V-32-02</i>	§25.7.01-2	13.24-square-foot traffic directional sign #1
<i>V-33-02</i>	§25.7.01-2	4.28-square-foot traffic directional sign #2
<i>V-34-02</i>	§25.7.01-2	6.82-square-foot traffic directional sign #3
<i>V-35-02</i>	§25.7.01-2	6.82-square-foot traffic directional sign #4
<i>V-36-02</i>	§25.7.01-2	51.75-square-foot institutional sign #5

The site is located at 13989 Hazel Dell Parkway. The site is zoned S-1/Residence - Low Density.

Filed by Chris Hinkle of Paul I. Cripe, Inc. for the Carmel/Clay School Corporation.

16j. Appel Heating & Air Conditioning (V-37-02)

Petitioner seeks approval of a Developmental Standards Variance of *Section 26.4.5(c)* in order to reduce the side perimeter bufferyards on the north and south property lines to zero (0) feet.

The site is located at 530 South Range Line Road. The site is zoned I-1/Industrial.

Filed by Adam L. DeHart of Keeler-Webb Associates for Appel Heating & Air Conditioning.

17-28j. Carmel/Clay Schools - New Middle School (SU-38-02; V-39-02; V-40-02; V-41-02; V-42-02; V-43-02; V-44-02; V-45-02; V-46-02; V-47-02; V-48-02; V-49-02)

Petitioner seeks Special Use approval in order to establish a middle school on 159.823± acres.

Petitioner also seeks approval of the following Developmental Standards Variances:

<i>V-39-02</i>	§5.4.1: <i>Maximum Height</i>	45' 4" principal building height
<i>V-40-02</i>	§25.7.01-2	15.17-square-foot traffic directional sign A
<i>V-41-02</i>	§25.7.01-2	3' 3" traffic directional sign A
<i>V-42-02</i>	§25.7.01-2	13.42-square-foot traffic directional sign B
<i>V-43-02</i>	§25.7.01-2	3' 3" traffic directional sign B
<i>V-44-02</i>	§25.7.01-2	12.55-square-foot traffic directional sign C
<i>V-45-02</i>	§25.7.01-2	3' 3" traffic directional sign C
<i>V-46-02</i>	§25.7.02-5(b)(i)	three (3) institutional signs
<i>V-47-02</i>	§25.7.02-5(c)(i)	93.0-square-foot east wall institutional sign
<i>V-48-02</i>	§25.7.02-5(c)(ii)	24-square-foot changeable copy
<i>V-49-02</i>	§25.7.02-5(d)	6' 2" institutional ground sign

The site is located on the southeast corner of West 126th Street and Shelborne Road. The site is zoned S-1/Residence/Estate.

Filed by Jeff Bolinger of Fanning/Howey Associates for the Carmel/Clay School Corporation.

29-30j. Newark Addition, Lots 1 - 4(part) - Mohawk Landing (V-50-02; V-51-02)

Petitioner seeks approval of the following Developmental Standards Variances:

V-50-02 §25.7.02-11(d)(i) 10' center identification height

V-51-02 §25.7.02-11(g)(i) center identification copy

The site is located on the southeast corner of City Center Drive and South Range Line Road. The site is zoned B-7/Business.

Filed by Paul G. Reis of Drewry Simmons Pitts & Vornehm for the 5254 Tivoli Partnership and Kosene Mohawk, LLC.

31-43j. *TABLED to the June 24, 2002, agenda pending ADLS approval.*

Carmax Auto Superstores (V-54-02; V-55-02; V-56-02; V-57-02; V-58-02; V-59-02; V-60-02; V-61-02; V-62-02; V-63-02; V-64-02; V-65-02; V-66-02)

Petitioner seeks approval of the following Developmental Standards Variances:

V-54-02 §14.6: *Landscaping Requirements* 15' north and east bufferyards

V-55-02 §25.7.01-2 8' traffic directional sign E1

V-56-02 §25.7.01-2 4-square-foot traffic directional sign E1

V-57-02 §25.7.01-2 8' traffic directional sign E2

V-58-02 §25.7.01-2 4-square-foot traffic directional sign E2

V-59-02 §25.7.02-8(b)(i) five (5) identification signs (A, B, B1, C, D)

V-60-02 §25.7.02-8(b)(ii) three (3) id signs oriented east (B, C, D)

V-61-02 §25.7.02-8(c) 193-square-foot wall identification sign A

V-62-02 §25.7.02-8(c) 193-square-foot wall identification sign C

V-63-02 §25.7.02-8(c) 78.33-square-foot ground identification sign B

V-64-02 §25.7.02-8(c) 78.33-square-foot ground identification sign B1

V-65-02 §25.7.02-8(d) 8' ground identification sign B

V-66-02 §25.7.02-8(d) 12' 3½" ground identification sign B1

The site is located on the northwest corner of East 96th Street and Gray Road. The site is zoned B-3/Business.

Filed by E. Davis Coots of Coots Henke & Wheeler for Carmax Auto Superstores, Inc.

44-64j. **TABLED to the June 24, 2002, agenda pending ADLS approval.**

St. Vincent's Carmel Hospital (V-67-02; V-68-02; V-69-02; V-70-02; V-71-02; V-72-02; V-73-02; V-74-02; V-75-02; V-76-02; V-77-02; V-78-02; V-79-02; V-80-02; V-81-02; V-82-02; V-83-02; V-84-02; V-85-02; V-86-02; V-87-02)

Petitioner seeks approval of the following Developmental Standards Variances:

V-67-02	§25.7.01-2	39-square-foot "EMERGENCY" TDS (20-1)
V-68-02	§25.7.01-2	11.07-square-foot "Ambulance Exit Only" TDS (20-4)
V-69-02	§25.7.01-2	11.07-square-foot "Ambulance Entrance" TDS (20-5)
V-70-02	§25.7.01-2	14.5-square-foot "Main Entrance" TDS (25-1)
V-71-02	§25.7.01-2	10.94-square-foot "Emergency" TDS (25-2)
V-72-02	§25.7.01-2	forty-one (41) 4-square-foot section TDS (30-#)
V-73-02	§25.7.01-2	ten (10) 17.25-square-foot director TDS (32-a)
V-74-02	§25.7.01-2	ten (10) 5' 2" director TDS (32-a)
V-75-02	§25.7.01-2	ten (10) 14.06-square-foot director TDS (32-b)
V-76-02	§25.7.01-2	ten (10) 4'6" director TDS (32-b)
V-77-02	§25.7.01-2	five (5) 4.75-square-foot bldg entrance id # TDS (22-#)
V-78-02	§25.7.02-5(b)(i)	eight (8) institutional signs
V-79-02	§25.7.02-5(c)(i)	70.06-square-foot institutional sign (10-1)
V-80-02	§25.7.02-5(c)(i)	70.06-square-foot institutional sign (11-1)
V-81-02	§25.7.02-5(c)(i)	77.7-square-foot institutional sign (12-1)
V-82-02	§25.7.02-5(c)(i)	77.7-square-foot institutional sign (12-2)
V-83-02	§25.7.02-5(c)(i)	144-square-foot institutional sign (20-2)
V-84-02	§25.7.02-5(d)	5' 4" institutional sign (10-1)
V-85-02	§25.7.02-5(d)	5' 4" institutional sign (11-1)
V-86-02	§25.7.02-5(d)	8' 9" institutional sign (12-1)
V-87-02	§25.7.02-5(d)	8' 9" institutional sign (12-2)

The site is located at 13500 North Meridian Street. The site is zoned B-6/Business within the US 31/Meridian Street Overlay Zone.

Filed by Becky R. Feigh of BSA Design for St Vincent Hospital & Health Care Center, Inc.

65-66j. **Little Farms Addition, Lot 46 (V-89-02; V-90-02)**

Petitioner seeks approval of the following Developmental Standards Variances:

V-89-02	§25.9: <i>Drainage</i>	accessory bldg encroaching in drainage easement
V-90-02	§25.1.1(B)(3)(b)(i)(b)	accessory building setback

The site is located at 10401 Ethel Drive. The site is zoned R-1/Residence and R-3/Residence within the Home Place District Overlay Zone.

Filed by Timothy M. & Melanie Rae Brower.

K. Old Business.

There is no Old Business on the June 6, 2002, agenda of the Board of Zoning Appeals.

L. New Business.

1L. Board to consider amendments to the Board of Zoning Appeals Rules of Procedure.

M. Adjourn.